



92 Lumley Road,
Walsall, WS1 2LJ

Offers in the Region Of £140,000

Walsall

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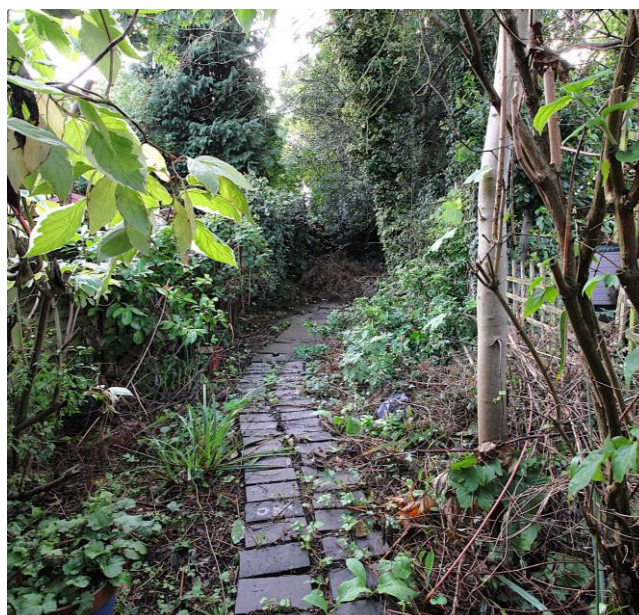
Set within easy reach of the centre of Walsall and offered for sale with no onward chain, this mid-terraced property provides excellent scope for modernisation/improvement and and internal viewing is recommended to appreciate the potential of the property on offer.

Internal inspection reveals two good sized reception rooms, kitchen with fitted units, gas cooker point and access to utility area with plumbing for a washing machine, door to the side elevation and further doorway to a useful storeroom.

To the first floor there are two generous double bedrooms and a spacious bathroom with suite comprising WC, bath and washbasin.

Externally, there is a well-established rear garden.





Property Specification

Hall

Front Reception Room -

3.55m (11'8") x 3.16m (10'5")

Rear Reception Room -

4.05m (13'4") x 3.55m (11'8")

Kitchen -

2.90m (9'6") x 2.00m (6'7")

Utility Area -

2.00m (6'7") x 0.90m (2'11")

Storage

Bedroom 1 -

3.55m (11'8") x 3.16m (10'5")

Bedroom 2 -

4.05m (13'4") x 2.63m (8'7")

Bathroom -

3.17m (10'5") x 2.00m (6'7")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 4th October 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

